

Requirements for Transmission Service Center TVA Substation Site, NE Huntsville, Alabama

In addition to the requirements listed herein, please review and respond to the following important documents located on www.tva.com or available through the contact listed on the Response Form:

- Newspaper Advertisement
- Lease and Exhibits A, B and C
- Map
- Site Plan
- Allowance (Lease Attachment I)
- Additional Lease Clauses
- Response Form

Site Location:

The proposed site is located in the Northeast Huntsville area on Shields Road, about one mile south of the intersection of Winchester and Shields Roads and adjacent to TVA's substation. The site has approximately 410 feet of road frontage. See attached map.

Easement Area:

Subject to TVA Board approval, Lessor will be granted a permanent easement to approximately 3.2 acres of land for the purposes of constructing a build-to-suit Transmission Service Center office for TVA. Due to its proximity to a TVA substation, any future use of the property would be subject to prior written approval by TVA, which approval shall be completed in timely manner and shall not be unreasonably withheld. The requirement for TVA written approval for future use of the property is intended to preclude uses which may potentially cause and/or increase the risk for physical damage to the substation.

Size/Site:

This build-to-suit location is based on approximately 8,000 gross square feet of office space with approximate outside gross dimensions of 100 feet x 80 feet. Additional facilities to be located inside a fenced yard area include approximately 4,600 gross square feet of high bay garage and shop space with approximate outside gross dimensions of 77 feet x 60 feet as well as a 30 feet x 50 feet covered shed (or functionally similar space). A minimum clearance height of 14 feet is required on high bay parking space. The fenced area should have a motorized/sensor entry/exit slide gate, to accommodate a turning radius for large trucks and contain 10 paved parking spaces.

Interior/Exterior finishes:

Quality commercial grade construction required per specifications. Refer to Lease and Exhibits A, B, and C.

Term:

120 months with early termination options. TVA prefers occupancy no later than June 1, 2006. The actual occupancy date will be negotiated with Lessor.

Services:

Only responses for a FULL SERVICE LEASE will be considered. TVA will make no payments towards taxes, insurance, utilities or other expenses. Property must be all electric, except for generator fuel. All property and maintenance services must be provided by Lessor. TVA will pay for its data and voice communication circuits.

Tenant Improvement Allowance:

Attachment I to the Lease outlines an unrestricted move and improvement allowance that TVA may require from the Lessor. In addition to the Full Service rental rate, indicate on the Response Form the payback on a per square foot per year basis for an allowance of \$150,000, as well as the proposed amortization period.

Parking:

A minimum of 46 paved and striped parking spaces are required adjacent to the property with 10 of the spaces to be located as specified above. Parking and fenced yard areas must accommodate heavy truck traffic up to 3-axes, 20,000 gross vehicle weight.

Voice/Data Connectivity:

Availability of broadband service is required though DSL or T-1 lines.

Utilities:

Municipal water supply, electric and telephone. An emergency generator will be required with adequate liquid propane gas to run the entire facility for a minimum of 48 hours.

Code Requirements:

Lessor must meet all code requirements as specified in the Lease.

Evaluation Criteria:

Value to TVA
Location
Amenities
Experience of Developer/Lessor